

ADMINISTRATIVE SHORT PLAT REPORT & DECISION

A. SUMMARY AND PURPOSE OF REQUEST

REPORT DATE:	August 25, 2011		
Project Name:	Epic Property Short Plat		
Owner:	Epic Property Investments, LLC PO Box 1491 Bellevue, WA 98009		
Applicant:	Same as above		
Contact:	Terry Wilson Cramer Northwest PO Box 158 Kent, WA 98035		
File Number:	LUA11-035, SHPL-A		
Project Manager:	Gerald Wasser, Associate Planner		
Project Summary:	The applicant requests approval of an Administrative Short Plat for a 2-lot subdivision of an 11,106 square foot parcel in the Residential - 8 dwelling units per acre (R-8) zone. Proposed Lot 1 would be 5,709 square feet and has an existing residence (to remain). Proposed Lot 2 would be 5,397 square feet. The proposed net density would be 7.84 dwelling units per acre. The project site is flat. Access to proposed Lot 1 would continue via an existing driveway from SE 161st Street and access to proposed Lot 2 would be via a new driveway from 121st Avenue SE.		
Project Location:	12103 SE 161 st Street		
Exist. Bldg. Area SF:	1,080 sf	Proposed New Bldg. Area (footprint):	N/A
		Proposed New Bldg. Area (gross):	
Site Area:	11,106 s.f.	Total Building Area GSF:	N/A



Project Location Map

B. EXHIBITS:

- Exhibit 1: Neighborhood and Vicinity Map (dated June 2, 2011)
- Exhibit 2: Site Plan (dated June 2, 2011)
- Exhibit 3: Tree Cutting/Land Clearing Plan (dated June 2, 2011)
- Exhibit 4: Site Improvement Plan (dated June 2, 2011) & Exhibit 4A: detail of Site Improvement Plan showing corner dedication
- Exhibit 5: Zoning Map (Sheet H5, W ½)
- Exhibit 6: Aerial Photo
- Exhibit 7: Certificate of Sewer Availability (May 2, 2011)
- Exhibit 8: Certificate of Water Availability (May 2, 2011)
- Exhibit 9: Letter from Gloria Lambert & Kenneth Schurtz (received June 25, 2011)

C. GENERAL INFORMATION:

- 1. Owner(s) of Record: Epic Property Investments, LLC
PO Box 1491
Bellevue, WA 98009
- 2. Zoning Designation: Residential - 8 dwelling units per acre (R-8)
- 3. Comprehensive Plan Land Use Designation: Residential Single-Family (RSF)
- 4. Existing Site Use: Single-family residence
- 5. Neighborhood Characteristics: (Exhibits 5 and 6)
 - a. North: Single-family residences (R-8 zoning)
 - b. East: Single-family residences (R-8 zoning)
 - c. South: Single-family residences (R-8 zoning)
 - d. West: Single-family residences (R-8 zoning)
- 6. Access: SE 161st Street and 121st Avenue SE
- 7. Site Area: 11,106 s.f. (0.25 acre)

D. HISTORICAL/BACKGROUND:

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	4498	02/20/1993
Zoning	N/A	4404	03/01/2008
Annexation	N/A	4404	03/01/2008

E. PUBLIC SERVICES:**1. Utilities**

- a. Water: Water service would be provided by the Soos Creek Water and Sewer District. The applicant has submitted a copy of the Soos Creek Water and Sewer District Certificate of Water availability dated May 2, 2011 (Exhibit 8).
- b. Sewer: Sewer service would be provided by the Soos Creek Water and Sewer District. The applicant has submitted a copy of the Soos Creek Water and Sewer district Certificate of Sewer Availability dated May 2, 2011 (Exhibit 7).
- c. Surface/Storm Water: The applicant has submitted a drainage report narrative which describes that the project is exempt from the City of Renton Surface Water Design Manual 1.1.1. The drainage narrative is contained in the official file for the proposed project.

2. **Streets**: Street improvements including curb, gutter, 5-foot sidewalk, and 8-foot planter strip between the curb and sidewalk along the full frontage of the parcel are required. Corners at intersections of dedicated public rights-of-way must have a minimum radius of 15 feet.

3. **Fire Protection**: The City of Renton Fire Department provides fire protection services to this area.

F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:**1. Chapter 2 Land Use Districts**

- a. Section 4-2-020: Purpose and Intent of Zoning Districts
- b. Section 4-2-070: Zoning Use Table
- c. Section 4-2-110: Residential Development Standards
- d. Section 4-2-115: Residential Design and Open Space Standards

2. Chapter 4 Property Development Standards

- a. Section 4-4-030: Development Guidelines and Regulations

3. Chapter 6 Streets and Utility Standards

- a. Section 4-6-060: Street Standards

4. Chapter 7 Subdivision Regulations

- a. Section 4-7-070: Detailed Procedures for Short Subdivisions
- b. Section 4-7-120: Compatibility with Existing Land Use and Plan – General Requirements and Minimum Standards
- c. Section 4-7-150: Streets – General Requirements and Minimum Standards
- d. Section 4-7-170: Residential Lots – General Requirements and Minimum Standards

5. Chapter 9 Procedures and Review Criteria**6. Chapter 11 Definitions**

G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

1. Land Use Element: Residential Single Family Objectives and Policies
2. Community Design Element: Established Residential and New and Infill Development

H. DEPARTMENT ANALYSIS:

1. Project Description/Background

The applicant has requested approval of a short plat to subdivide an existing 11,106 square foot (0.26 acre) parcel (APN 1423500330) into 2 lots (Exhibit 2). Proposed Lot 1 which contains an existing 1,080 square foot single-family residence (to remain) would be 5,709 square feet. Proposed Lot 2 would be 5,397 square feet and would be for the eventual development of one additional single-family residence. No other structures currently exist on the project site.

The proposal is within the Residential – 8 dwelling units/acre (R-8) zone and would have a net density of 7.84 dwelling units per acre. Access to proposed Lot 1 would remain via an existing 19-foot wide driveway from SE 161st Street. Access to proposed Lot 2 would be via a new driveway from 121st Avenue SE.

There are no critical areas located on or near the project site.

On June 23, 2011, a letter from a neighboring property owner was received (Exhibit 9). That letter stated opposition to an 8-dwelling structure. It appears that because the R-8 zone allows 8 dwelling units per net acre, that the opposing neighbor assumed that the proposed project would have an 8 dwelling structure. However, the proposed project would have a total of two lots. Staff responded to the letter via a telephone call.

2. Environmental Review

Except when located on lands covered by water or sensitive areas, short plats are exempt from SEPA Environmental Review pursuant to WAC 197-11-800(6)(a).

3. Compliance with ERC Conditions

N/A

4. Staff Review Comments

Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report.

5. Consistency with Short Plat Criteria

Approval of a short plat is based upon several factors. The following criteria have been established to assist decision-makers in the review of the short plat:

a) Compliance with the Comprehensive Designation

The site is designated Residential Single Family (RSF) on the Comprehensive Plan Land Use Map. Land designated RSF is intended to be used for quality detached residential development organized into neighborhoods at urban densities. It is intended that larger subdivision, infill development, and rehabilitation of existing housing be carefully designed to enhance and improve the quality of single family living environments.

The proposed short plat is consistent with the Land Use and Community Design Elements of the Comprehensive Plan in that it would provide infill development.

Policy LU-147. *Net development densities should fall within a range of 4.0 to 8.0 dwelling units per acre in Residential Single Family Neighborhoods. The proposed density is 7.84 dwelling units per net acre.*

☒ Policy Objective Met ☐ Not Met

Policy LU-148. *A minimum lot size of 5,000 square feet should be allowed on in-fill parcels of less than one acre (43,560 sq. ft.) in single-family designations. Allow a reduction on lot size to 4,500 square feet on parcels greater than one acre to create an incentive for aggregation of land. The minimum lot size is not intended to set the standard for density in the designation, but to provide flexibility in subdivision/plat design and facilitate development within the allowed density range. Both lots are more than 5,000 square feet in size.*

☒ Policy Objective Met ☐ Not Met

Policy LU-152. *Single family lot size, lot width, setbacks, and impervious surface should be sufficient to allow private open space, landscaping to provide buffers/privacy without extensive fencing, and sufficient area for maintenance activities.*

☒ Policy Objective Met ☐ Not Met

Policy LU-154. *Interpret development standards to support new plats and infill project designs incorporating street locations, lot configurations, and building envelopes that address privacy and quality of life for existing residents.*

☒ Policy Objective Met ☐ Not Met

Policy CD-12. *Infill development, defined as new short plats of nine or fewer lots, should be encouraged in order to add variety, updated housing stock, and new vitality to neighborhoods.*

☒ Policy Objective Met ☐ Not Met

b) Compliance with the Underlying Zoning Designation

The subject site is designated Residential – 8 dwelling units per acre (R-8) on the City of Renton Zoning Map (Exhibit 5).

Density: The proposed project density would be 7.87 dwelling units per net acre.

Lot Dimension: As demonstrated in the table below, both lots meet the requirements for minimum lot size, width, and depth.

<u>As Proposed</u>	<u>Lot Size</u> 5,000 SF minimum	<u>Width</u> 50 feet required	<u>Depth</u> 65 feet required
<i>Lot 1</i>	5,709 SF	70 feet	84 feet
<i>Lot 2</i>	5,397 SF	77 feet	70 feet

Setbacks: In the R-8 zone, the required minimum front yard setback is 15 feet; side yard setback is 5 feet or 15 feet along a street and the rear yard setback is 20 feet. Proposed Lot 1 complies with the setback requirements. The existing house is setback 36.8 feet from the front (north) property line, 8.5 feet from the interior side yard (west) property line, and 15.7 feet from the side yard along a street (east), and 20 feet from the proposed rear lot line (common with proposed Lot 2).

Proposed Lot 2 appears to contain adequate area to provide for the construction of a new single family residence after consideration of setback requirements. The front yard is oriented toward 121st Avenue SE, with the interior side yard along the south and north property lines, and the rear yard facing west.

Compliance with setback standards for proposed Lot 2 would be verified prior to the issuance of a building permit (Exhibit 2).

Building Standards: The R-8 zone permits one single family residential structure per lot. Proposed Lot 2 would support the construction of one detached single-family home. Accessory structures are permitted at a maximum number of two per lot with a maximum size of 720 square feet each, or a maximum of one per lot with a maximum of 1,000 square feet. Accessory structures are permitted only when associated with a primary structure located on the same parcel of land. It appears that adequate area exists on the site to meet this building standard.

Building height in the R-8 zone is limited to 30 feet and accessory structures are limited to a maximum of 15 feet. Maximum building coverage is 35 percent or 2,500 square feet, whichever is greater, for lots larger than 5,000 square feet in area. The maximum impervious surface coverage is 75 percent. The existing house on proposed Lot 1 has a footprint of 1,104 s.f. resulting in lot coverage of 19% and impervious cover of 29% in compliance with these standards. Compliance with the lot coverage and impervious cover standards would be verified prior to issuance of building permit for proposed Lot 2;

however, it appears that there is adequate area to accommodate future development and comply with the standards.

Parking: Each detached dwelling home is required to provide two off-street parking stalls. Parking for the existing single family residence on proposed Lot 1 would remain in the existing driveway. Proposed Lot 2 appears to be adequately sized for the provision of the required parking.

Landscaping: The front yard of proposed Lot 1 has an existing 6-inch cherry tree and an existing 6-inch maple tree which would remain. There is also one 26-inch cedar in the side yard along the street, which would remain. The front yard area of proposed Lot 2 has an existing 17-inch cedar, a 10-inch yew, and two 8-inch maples which would remain.

RMC 4-4-070 and RMC 4-6-060 require that street trees and groundcover be planted in the planting strip within the right-of-way. No landscape plan was provided with the application. Therefore, staff recommends as a condition of approval that the applicant submit a final landscape plan which indicates the required 8-foot planting strip with a minimum of two street trees per lot (1.5 inches in diameter from the City's approved tree list), and either groundcover or lawn. Lot 1 shall have one tree installed on each of the street frontages, and Lot 2 shall have two trees installed within the 121st Ave SE street frontage.

The final landscape plan shall be subject to the review and approval of the Planning Division Project Manager prior to the issuance of any construction permits. The plantings must be installed prior to recording of the short plat.

c) Community Assets

A tree cutting/land clearing plan was submitted with the project application (Exhibit 3). This plan indicates that there are 7 trees on the site, which would remain as the result of the project. Proposed Lot 2 has a 10-inch Pacific Yew, two 8-inch maples, and a 17-inch cedar, which would remain. The existing trees on Lot 1 (6-inch Maple, 26-inch Cedar, and 6-inch Cherry) would also remain.

d) Compliance with Subdivision Regulations

Streets: Street improvements are required along the property frontages on SE 161st Street and 121st Avenue SE. These improvements include curb, gutter, 5-foot sidewalk, and 8-foot planter strip between curb and sidewalk. In addition, the corner at the intersection of SE 161st Street and 121st Avenue SE is required to have a minimum radius of 15 feet. Exhibit 4A indicates that an existing radius of 30 feet is provided, which meets the standard.

Blocks: No new blocks would be created as a result of this short plat.

Lots: The size, shape, orientation, and arrangement of the proposed lots comply with the requirements of the subdivision regulations and development standards of the R-8 zone and allow for reasonable infill of developable land. Both of the proposed lots are rectangular in shape, and exceed the minimum size requirement of 5,000 s.f. The front yard of proposed Lot 1 is oriented toward SE 161st Street and the front yard of proposed Lot 2 is oriented toward 121st Avenue SE. This is compatible with existing development

patterns in the area (Exhibit 6). Staff recommends as a condition of approval that the applicant place a note on the face of the short plat stating that Lot 1 will have its front yard on SE 161st Street and proposed Lot 2 will have its front yard on 121st Avenue SE.

e) Reasonableness of Proposed Boundaries

Access: Access to proposed Lot 1 would remain directly from SE 161st Street via an existing 19-foot wide driveway. Access to proposed Lot 2 is shown to be via a new 20-foot wide driveway from 121st Avenue SE (Exhibit 4). However, single-loaded garages may have a maximum driveway width of 9 feet and double-loaded garages may have a maximum driveway width of 16 feet. Therefore, the final short plat drawing should be revised to reflect the maximum driveway width of 16 feet for Lot 2.

Topography: The site is a flat parcel.

Relationship to Existing Uses: The properties surrounding the proposed project site are in the R-8 zone and are developed with single-family residences (Exhibits 5 and 6). The proposal is consistent with existing development patterns in the area and with the Comprehensive Plan and Zoning regulations.

f) Availability and Impact on Public Services (Timeliness)

Police and Fire: Police and Fire Prevention staffs indicate that sufficient resources exist to furnish services to the proposed development subject to the applicant providing Code required improvements.

The fire flow requirement for single-family residences is 1,000 gallons per minute (gpm) for dwellings up to 3,600 square feet (including garage and basement). Should a dwelling exceed 3,600 square feet, a minimum 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of proposed buildings and two fire hydrants if 1,500 gpm fire flow is required. The Fire Department has indicated that apparatus access is acceptable from SE 161st Street and 121st Avenue SE.

Fire Mitigation Fees are not presently applicable to this project. However, impact fees, which would replace mitigation fees, may be adopted prior to building permit approval, and may apply to the new lot.

Schools: As stated in the Draft Environmental Impact Statement for the City of Renton Land Use Element (January 16, 1992), the City of Renton has a student generation factor of 0.44 students per single-family residence. Based on the student generation factor the proposed project would add 0.44 student (0.44 student x 1 new lot = 0.44 student). The Renton School District has indicated that Cascade Elementary School, Nelsen Middle School, and Lindbergh High School would be able to accommodate any additional students generated by the proposed project. The Renton School District Impact Fee is \$6,310.00 per new single-family residence (with credit given for the existing house) and is payable prior to the issuance of the building permit.

Parks: Park Mitigation Fees are not presently applicable to this project. However, impact fees, which would replace mitigation fees, may be adopted prior to building permit approval, and may apply to the new lot.

Storm Water: The applicant submitted a storm drainage narrative with the project application which describes the proposed project as exempt from the City of Renton Surface Water Design Manual 1.1.1.

The storm water runoff from the property currently sheet flows from west to east. Other than the addition of a new impervious roof and driveway surfaces, no other significant changes to the hydrology of the site are expected. It is anticipated that storm water runoff from the roof of the new residence will be dispersed with splash blocks at the release point of each of the downspouts.

Water and Sanitary Sewer Utilities: The site is located within the Soos Creek Water and Sewer District service area. The applicant has obtained Certificates of Water and Sewer Availability, dated May 2, 2011 (Exhibits 7 and 8).

Street Improvements: Street improvements are required along the property frontages on SE 161st Street and 121st Avenue SE. These improvements include curb, gutter, 5-foot sidewalk, and 8-foot planter strip between curb and sidewalk. Transportation Mitigation Fees are not currently applicable to this project. However, impact fees, which would replace mitigation fees, may be adopted prior to building permit approval, and may apply to the new lot.

I. FINDINGS:

Having reviewed the written record in the matter, the City now enters the following:

1. **Request:** The applicant is requesting short plat approval for the subdivision of one parcel APN 1423500330 into 2 lots. The underlying 11,106 s.f. parcel would have one 5,709 square foot lot (Lot 1) and one 5,397 square foot lot (Lot 2). The existing single-family residence on proposed Lot 1 would remain.
2. **Application:** The short plat application, short plat site plan, drawings, and other materials are contained within the official project file.
3. **Comprehensive Plan:** The subject proposal is designated Residential Single Family (RSF) in the City of Renton Comprehensive Plan.
4. **Zoning:** The proposed project is zoned Residential – 8 dwelling units per acre (R-8).
5. **Density:** The proposed density is 7.84 dwelling units per acre.
6. **Setbacks:** The proposal is subject to the setback requirements of the R-8 zone (RMC 4-2-110).
7. **Subdivision Regulations:** The proposed project is subject to the City of Renton regulations pertaining to subdivisions (RMC 4-7-070).
8. **Existing Land Uses:** Surrounding development and uses consist of single-family residences in R-8 zoning to the north south, east, and west.
9. **Existing Vegetation:** The site has 7 existing trees, proposed for retention.

- 10. Access:** Access is proposed via an existing 19-foot wide driveway for Lot 1, and via a new 20-foot wide driveway for Lot 2.
- 11. Public Utilities:** Soos Creek Water and Sewer District provide water and sanitary sewer service to this site.
- 12. School District:** The project site is within the Renton School District.

J. CONCLUSIONS:

1. **Comprehensive Plan:** The subject site is located in the Residential Single Family Comprehensive Plan designation and complies with the goals and policies established with this designation.
2. **Zoning:** The subject site is located in the Residential – 8 dwelling units per acre (R-8) zoning designation and complies with the zoning and development standards established with this designation provided the applicant complies with City Code and conditions of approval. The existing house on proposed Lot 1 complies with setback, lot coverage and impervious cover standards.
3. **Subdivision Regulations:** The proposed two-lot short plat complies with the subdivision regulations as established by City Code and state law provided all advisory notes and conditions are complied with.
4. **Street Standards:** The proposed short plat complies with the street standards as established by City Code, provided the project complies with all advisory notes and conditions of approval contained herein.
5. **Existing Land Uses:** The proposed two-lot short plat is consistent with the single-family residential development in the surrounding area.
6. **Landscaping:** Existing trees would remain on site. Landscaping is required within the planting strip in the right-of-way.
7. **Access:** The proposed driveway for Lot 2 exceeds the maximum allowed width by 4 feet and cannot exceed 16 feet.
8. **Public Utilities:** Certificates of water and sewer availability have been provided by Soos Creek Water and Sewer District (Exhibits 7 & 8).
9. **School District Impact Fees:** The Renton School District Impact Fee applies to the new lot and is payable prior to issuance of a building permit.
10. **Impact Fees:** Presently, Mitigation fees for Parks, Fire, and Transportation are not applicable to the project; however, future Impact Fees may be applicable to the new home.

K. DECISION:

The Epic Property Short Plat, File No. LUA11-035, SHPL-A, is **approved** and is subject to the following conditions:

1. The applicant submit a final landscape plan which indicates the required 8-foot wide planting strip with a minimum of two street trees per lot (minimum size of 1.5 inches in diameter and

selected from the City's approved tree list), and either groundcover or lawn. Lot 1 shall have one tree installed on each of the street frontages (121st Ave SE and SE 161st Street), and Lot 2 shall have two trees installed within the 121st Ave SE right-of-way. The plan shall be submitted for review and approval prior to the issuance of the construction permit. Trees and groundcover or lawn shall be installed prior to recording of the short plat.

2. The applicant shall place a note on the face of the short plat stating that the front yard of Lot 1 will front on SE 161st Street and that the front yard of Lot 2 will front on 121st Avenue SE. This shall be placed on the short plat at the time of recording.
3. The driveway for proposed Lot 2 shall not exceed 16 feet in width for a double-car garage.

DATE OF DECISION ON LAND USE ACTION:

SIGNATURE:


Robert MacChie For

C.E. "Chip" Vincent, Planning Director
Planning Division

8/25/2011
Date

TRANSMITTED this 25th day of August, 2011 to the Contact/Applicant/Owner(s):

Contact:

Terry Wilson
Cramer Northwest
PO Box 158
Kent, WA 98035

Applicant:

Epic Property Investments, LLC
PO Box 1491
Bellevue, WA 98009

Owner(s):

Same as applicant

TRANSMITTED this 25th day of August, 2011 to the Party(ies) of Record:

Gloria Lambert &
Kenneth Schurtz
1717 Kennewick Court SE
Renton, WA 98055

Doris Chen
P.O. Box 1491
Bellevue, WA 98009

TRANSMITTED this 25th day of August, 2011 to the following:

Neil Watts, Development Services Director
Larry Meckling, Building Official

Kayren Kittrick, Development Services
Jan Conklin, Development Services
Carrie Olson, Development Services
Jennifer Henning, Current Planning
Fire Marshal
Renton Reporter

L. LAND USE ACTION APPEALS, REQUEST FOR RECONSIDERATION, & EXPIRATION:

The administrative land use decision will become final if the decision is not appealed within 14 days of the decision date.

APPEAL: This administrative land use decision will become final if not appealed in writing to the Hearing Examiner on or before 5:00 PM on September 8, 2011. An appeal of the decision(s) must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680). Renton Municipal Code Section 4-8-110.B governs appeals to the Hearing Examiner. Appeals must be filed in writing together with the required fee to the Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall - 7th Floor, (425) 430-6510.

EXPIRATION: The administrative short plat decision will expire two (2) years from the date of decision. A single one (1) year extension may be requested pursuant to RMC 4-7-070.M.

RECONSIDERATION: Within 14 days of the decision date, any party may request that the decision be reopened by the approval body. The approval body may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the reconsideration request, if the approval body finds sufficient evidence to amend the original decision, there will be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal time frame.

THE APPEARANCE OF FAIRNESS DOCTRINE: provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals to the Hearing Examiner as well. All communications after the decision/approval date must be made in writing through the Hearing Examiner. All communications are public record and this permits all interested parties to know the contents of the communication and would allow them to openly rebut the evidence in writing. Any violation of this doctrine could result in the invalidation of the appeal by the Court.

ADVISORY NOTES TO APPLICANT

The following notes are supplemental information provided in conjunction with the administrative land use action. *Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.*

Planning:

1. RMC 4-4-030C.2 limits haul hours between 8:30 am and 3:30 pm, Monday through Friday unless otherwise approved by the Community Development & Economic Development Department,
2. Commercial, multi-family, new single-family and other non-residential construction activities shall be restricted to the hours between 7:00 am and 8:00 pm, Monday through Friday. Work on Saturdays shall be restricted to the hours between 9:00 am and 8:00 pm. No work shall be permitted on Sundays.

Water:

1. Service is provided by Soos Creek Water and Sewer District.

Sanitary Sewer:

1. Service is provided by Soos Creek Water and Sewer District.

Stormwater:

- SDC fees are \$1,012 per lot. These fees are collected at the time a construction permit is issued (if there is one) or prior to recording of the short plat.

Transportation:

1. Street lighting is not required.
2. All new electrical, phone, and cable services and lines must be undergrounded. The construction of these franchise utilities must be inspected and approved by a City of Renton public works inspector prior to recording of the Short Plat.

Plan Review – General:


1. All required utility, drainage, and street improvements will require separate plan submittals prepared by a licensed civil engineer.
2. All plans shall be tied to a minimum of two of the City of Renton Horizontal and Vertical Control Network.
3. Permit application must include itemized cost estimate for these improvements. Half of the fee must be paid upon application for building and construction permits with the remainder due when permits are issued. See Drafting Standards.
4. Surveyor to note that the short plat drawing is labeled indicating that the project is in Section 28.

Property Services – Information Needed for Short Plat Recording:

1. Note the City of Renton land use action number and land record number, LUA-11-035-SHPL and LND-20-0563, respectively, on the final short plat submittal. The type size used for the land record number should be smaller than that used for the land use action number.
2. Show two ties to the City of Renton Survey control Network. The geometry will be checked by the City when the ties have been provided.

3. Provide short plat and lot closure calculations.
4. Indicate what has been, or is to be, set at the corners of the proposed lots.
5. Note discrepancies between bearings and distances of record and those measured or calculated, if any.
6. The lot addresses will be provided by the City as soon as possible. Note said addresses on the short plat drawing.
7. Do note encroachments, if any.
8. Do include a "LEGEND" block for the short plat drawing, detailing any symbols used thereon.
9. Do not include topography and utility infrastructure as they are only part of the initial submittal requirements unless they have a direct influence on the subdivision.
10. Note all easements, covenants, and agreements of record on the drawing.
11. Note any relevant researched resources on the short plat submittal.

EXHIBIT 1

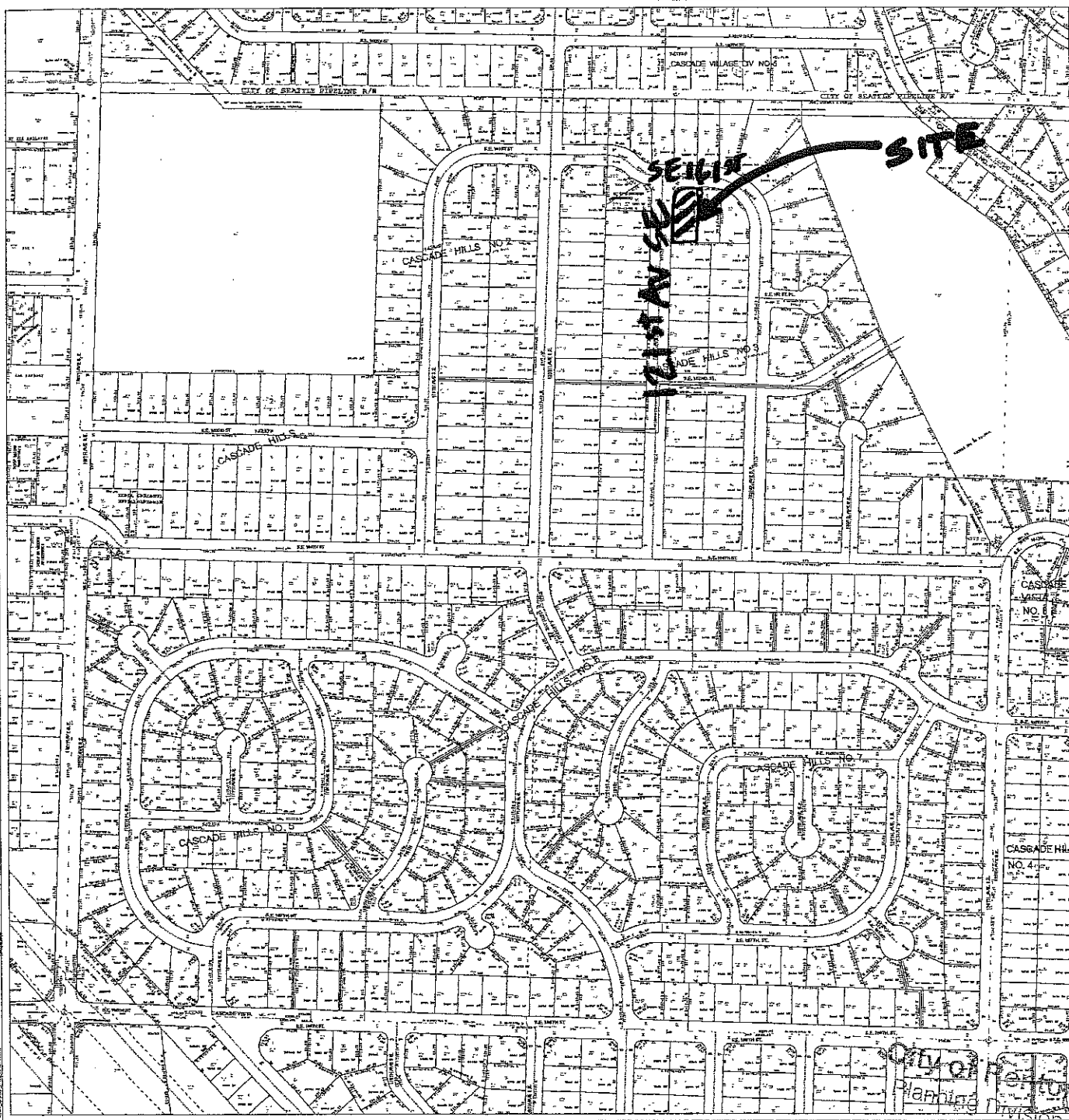
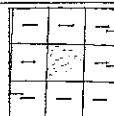
 King County
Dept of Assessments

Control	Lat	Force
RightControl	Emotion	
Mac	Survey	Producting or business
Support	Development of	
OnlineEducation	Hybrid	City
Personal	Journal of Law and Crime	
	Proceed	

The *Journal of Interpersonal Violence* is a high-impact journal publishing original research, theory, and clinical practice that has a significant impact on the field of violence against women. The journal is published by Sage Publications, a leading publisher of social and behavioral science journals. The journal is published quarterly, with issues in March, June, September, and December. The journal is indexed and abstracted in a number of major databases, including PsycINFO, Social Scisearch, and Social Scisearch. The journal is also available in print and online formats. The journal is a leading source of information for researchers, clinicians, and policymakers in the field of violence against women.

NW 28-23-05

Aug 12, 2010
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JUN - 2 2011

RECEIVED

EPIC PROPERTY SHORT PLAT
CITY OF RENTON
KING COUNTY, WASHINGTON

EPIC PROPERTY SHORT PLAT

RECORDING NO.

VOL./PAGE

SCALE:
1 inch = 20 FT.

GRAPHIC SCALE 1"=20'

PORTION OF:

N.E. 1/4, N.W. 1/4, SEC. 2B, T. 23 NORTH, R. 5 EAST, W.M.

LAND USE ACTION NUMBER: -SHPL

LAND RECORD NUMBER: LND- -

FRONT CONCRETE MONUMENT W/ 3/8" BRASS PLUG
IN CASE AT 121ST AVE. S.E. & S.E. 1/2, 1/2 WEST ST.
N. 121ST AVE. S.E. & S.E. 1/2, 1/2 WEST ST.
E. 121ST AVE. S.E. & S.E. 1/2, 1/2 WEST ST.
E. 121ST AVE. S.E. & S.E. 1/2, 1/2 WEST ST.

FRONT CONCRETE MONUMENT W/ 3/8" BRASS PLUG
IN CASE AT 121ST AVE. S.E. & S.E. 1/2, 1/2 WEST ST.
N. 121ST AVE. S.E. & S.E. 1/2, 1/2 WEST ST.
E. 121ST AVE. S.E. & S.E. 1/2, 1/2 WEST ST.
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E. 121ST AVE. S.E. & S.E. 1/2, 1/2 WEST ST.



BASIS OF BEARINGS: AND 88/89
BEARINGS SHOWN HEREON ARE BASED ON THE CONTINUED OF
121ST AVE. S.E., BEING NORTH 01°56'37" EAST, AS MEASURED
BETWEEN THE EXISTING MONUMENTS AT S.E. 161ST STREET
AND S.E. 162ND STREET.

LEGAL DESCRIPTION:

(PER OLD REPUBLIC TITLE, LTD. ORDER NO. 5307201962)
LOT 6, BLOCK 3, CASCADE HILLS NO. 3,
A SUBDIVISION OF 1.70 ACRES, MORE OR LESS, IN VOLUME
NO. 10 OF PLATS PAGES 56 AND 57, RECORDS OF KING COUNTY,
WASHINGTON.
SITuate in the County of KING, STATE OF WASHINGTON.

NOTES:

1. MONUMENTS LAST VISITED 03-02-11.

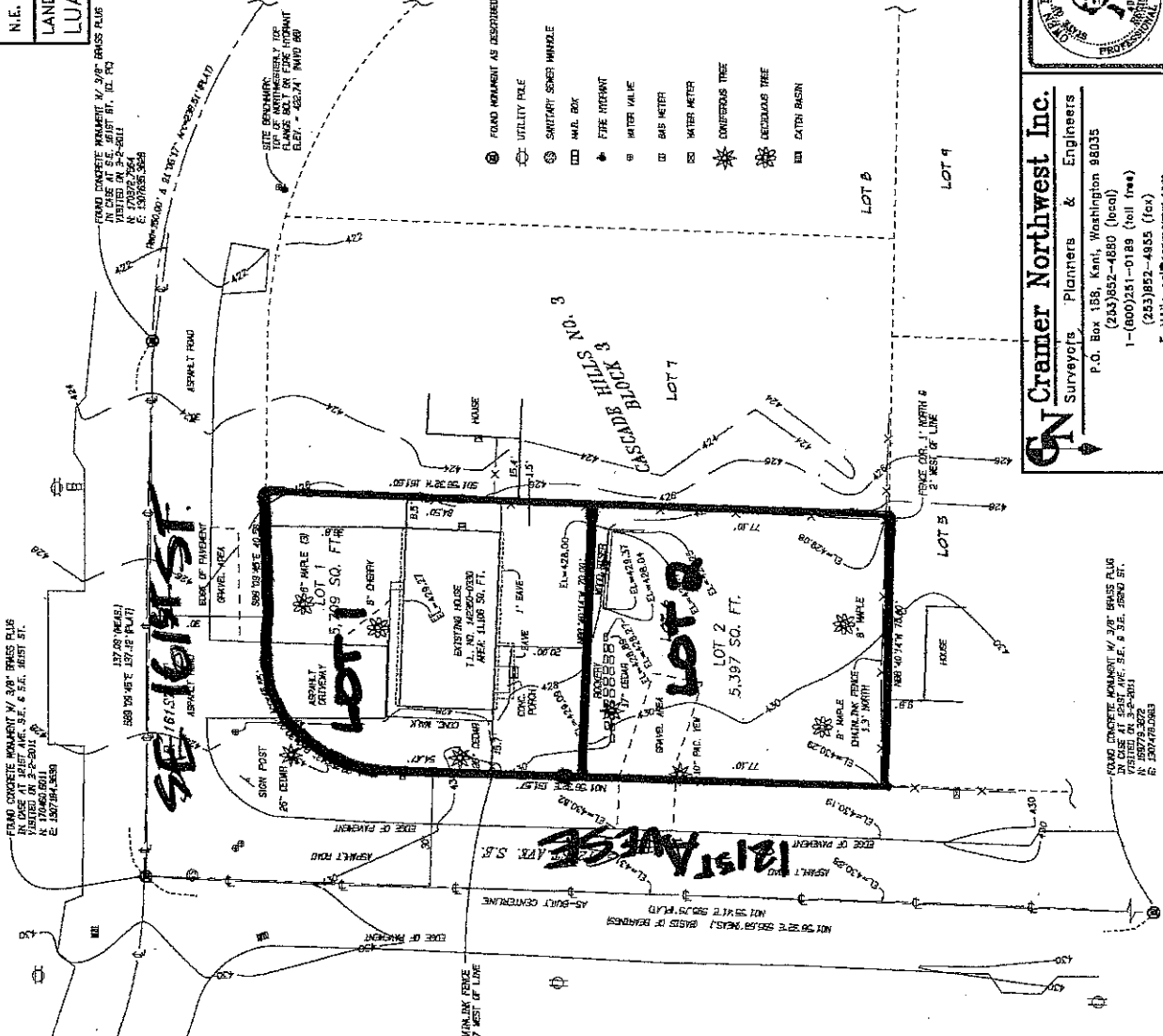
HORIZONTAL REFERENCE MONUMENTS

1. WELLS NO. 3840, BRASS A CONCRETE MONUMENT
IN CASE W/ 1/2" BRASS PLUG AT 12400 AVE. S.E. & S.
EASTING: 1308730.821 FT.
2. WELLS NO. 3827, BEING A CONCRETE MONUMENT
IN CASE W/ 1/2" BRASS PLUG AT 121ST AVE. S.E. & S.
EASTING: 1307435.647 FT.

VERTICAL DATUM:
NORTH AMERICAN VERTICAL DATUM OF 1988

BENCHMARK:
USGS BENCH MARK NO. 1880
TOP CONCRETE MONUMENT IN CASE W/ 1/2" BRASS PLUG
AT 12300 AVE. S.E. & S.E. 1/2, 1/2 WEST ST.
ELEVATION 371.855 U.S. FEET.

CONTOUR INTERVAL:
2.00 U.S. FEET.
(CONTOURS BASED ON ACTUAL FIELD SURVEY.)



Cramer Northwest Inc.
Surveyors, Planners & Engineers
P.O. Box 188, Kent, Washington 98035
(253) 852-4880 (local)
1-(800) 251-0188 (toll free)
(253) 852-4855 (fax)
E-mail: cncramer@comcast.net



INSTRUMENT USED: DEDMETER 800 AND/OR TRIMBLE 860302004	
METHOD: TRANSVERSE EXCEEDING REQUIREMENTS OF W.A.C. 132-130-090	
MONUMENT DATA: N.E. 1/4, N.W. 1/4, SEC. 2B, T. 23 NORTH, R. 5 EAST, W.M.	
DRAWN BY: C.B.H.	
DATE: Mon., May. 2, 2011	
JOB NO.: 2011-012	
CHECKED BY: C.B.H.	
SCALE: 1 inch = 20 FT.	
SHEET: 2 OF 2	

City of Renton
Planning Division

JUN - 2 2011

RECEIVED

11-20' TREE CUTTING/LAND CLEARING PLAN

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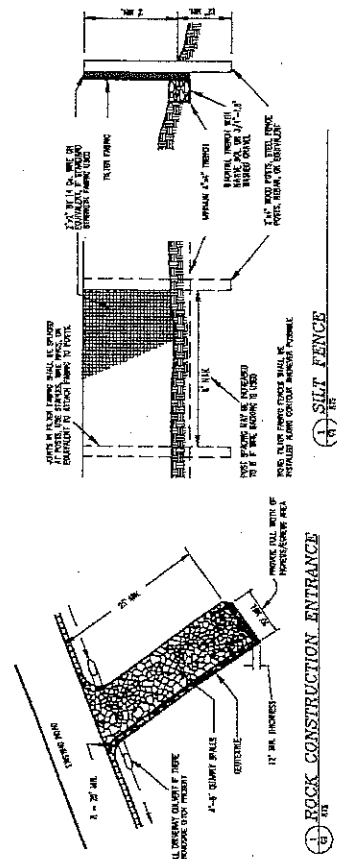
RECEIVED

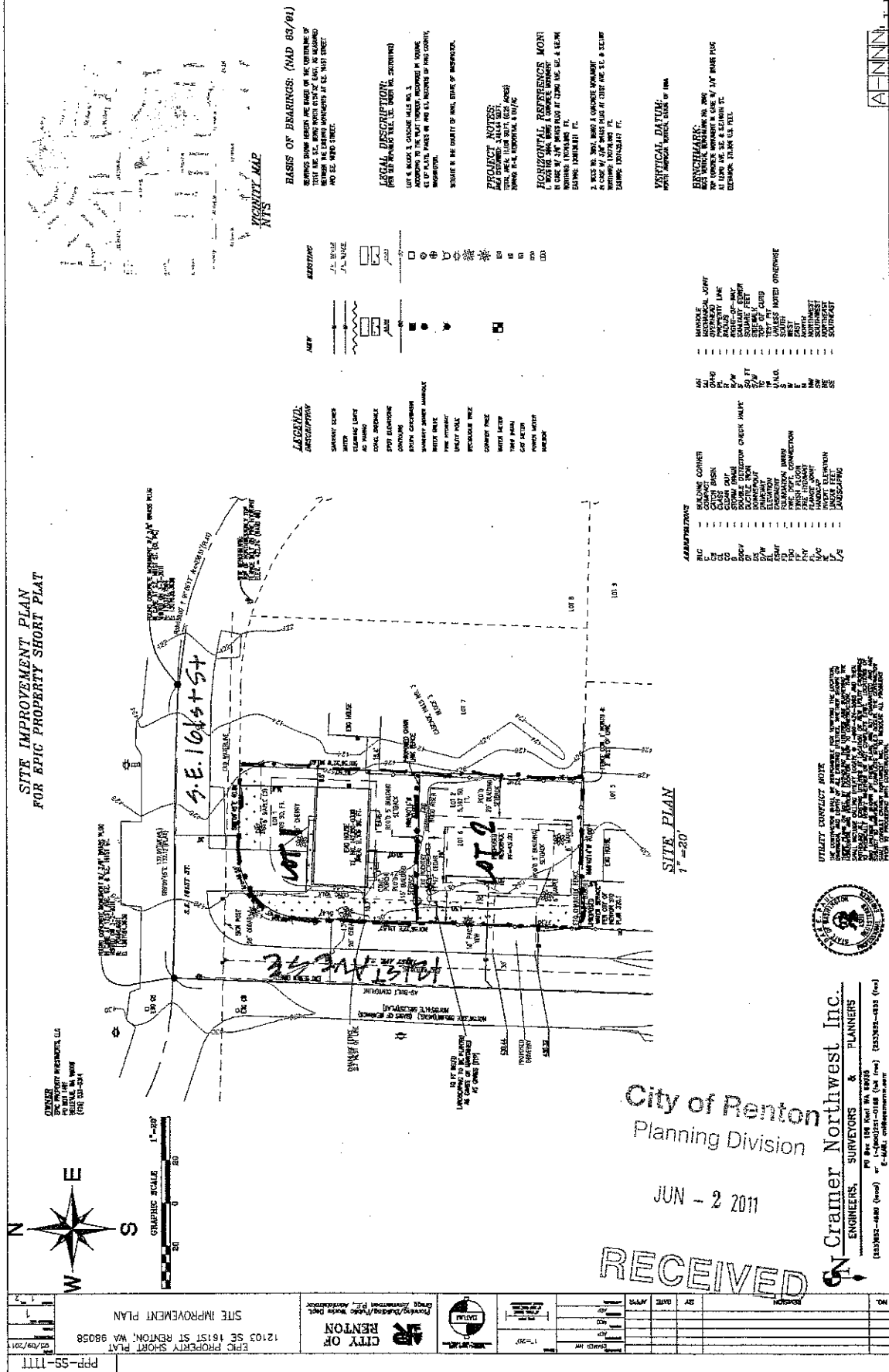
Cramer Northwest Inc.
ENGINEERS, SURVEYORS & PLANNERS
PO Box 109 Kiro WA 99025
(253)482-4180 (local) or 1-(800)251-0799 (toll free) (253)482-4825 (toll)

[illegible]

RECOMMENDED CONSTRUCTION SEQUENCE

- [illegible]

[illegible]



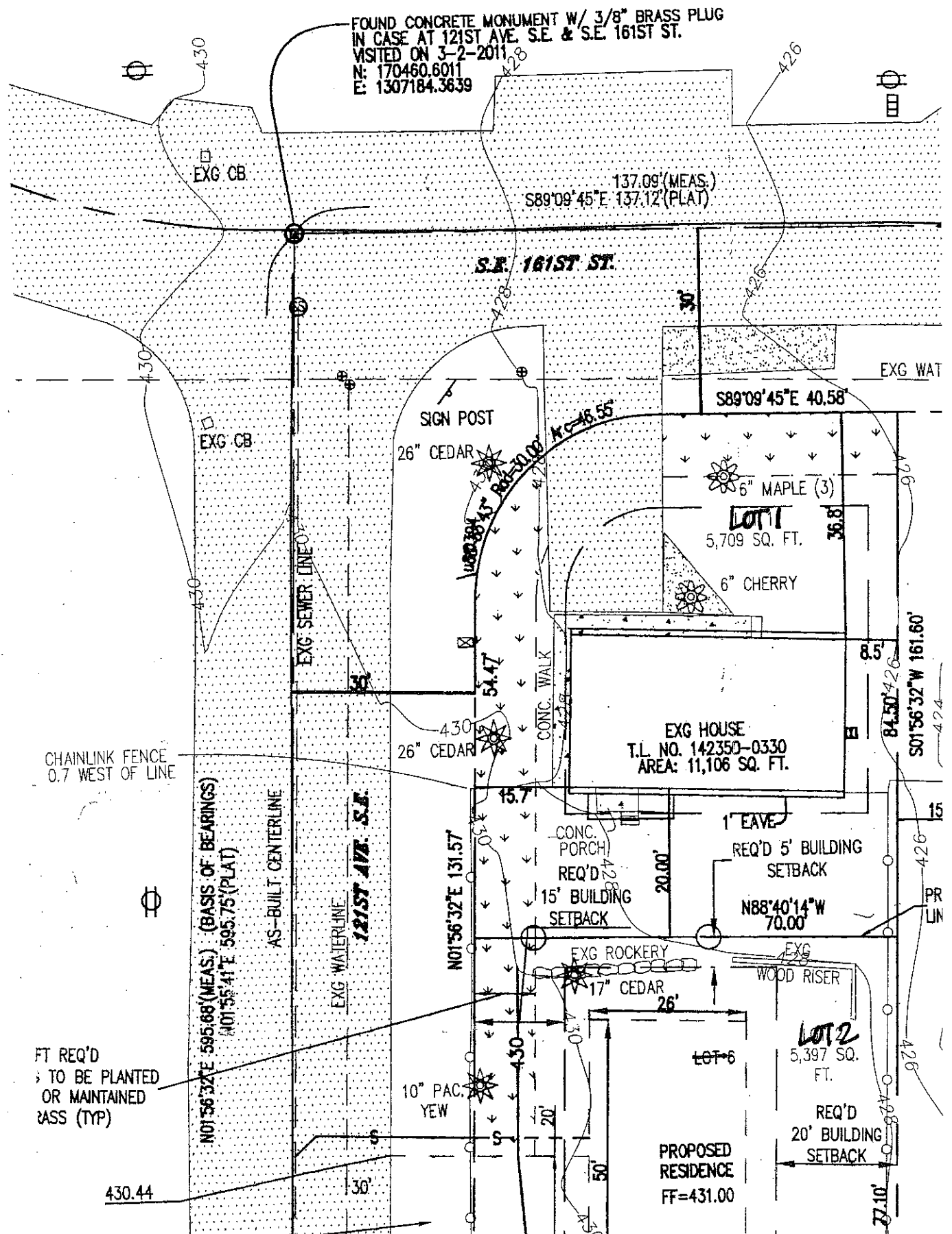
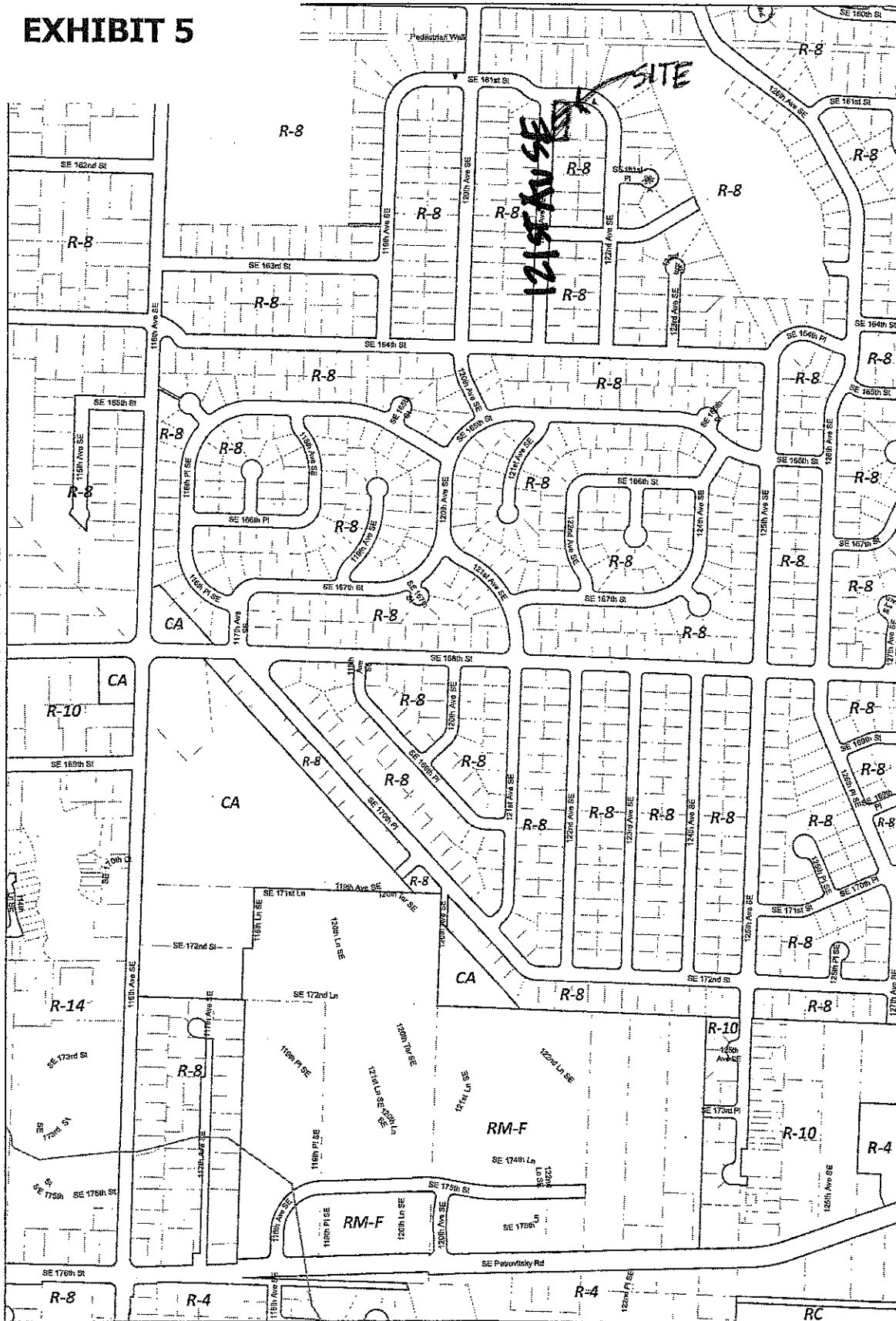


EXHIBIT 5

H4 - 29 T23N R5E E 1/2

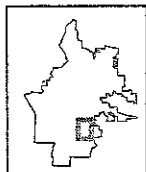


H5 - 28 T23N R5E E 1/2

• = Fire hydrant

ZONING MAP BOOK
PW TECHNICAL SERVICES
PRINTED ON 11/13/09

This document is a graphic representation, not guaranteed to survey accuracy, and is based on the best information available as of the date shown. This map is intended for City display purposes only.



I5 - 33 T23N R5E W 1/2

H5

28 T23N R5E W 1/2



Notes

Enter Map Description

THIS MAP IS NOT TO BE USED FOR NAVIGATION

384.2 Feet

192.09

384.2

City of Renton, Washington

EXHIBIT 7

SOOS CREEK WATER AND SEWER DISTRICT CERTIFICATE OF SEWER AVAILABILITY

Type: Short Subdivision

Applicant's Name: Doris Chen

Proposed Use: Building 1 Single Family Residence on new tax lot

Location: Lot: 6 Block: 3 Development: CASCADE HILLS 3

Parcel: 142350-0330 Address: 12103 SE 161ST ST, RENTON

Information: Existing Single Family Residence

(Attach map & Legal description if necessary.)

SEWER PURVEYOR INFORMATION

1. ☒ Sewer service will be provided by service connection only to an existing sewer main 25 feet from the site and the sewer system has the capacity to serve the proposed area.
☐ Other (describe):
2. ☒ The sewer system is in conformance with a County approved sewer comprehensive plan.
☐ The sewer system improvement will require a sewer comprehensive plan amendment.
3. ☒ The proposed project is within the corporate limits of the district or has been granted Boundary Review Board approval for extension of service outside the district or city.
☐ Annexation or Boundary Review Board approval will be necessary to provide service.
4. Service is subject to the following:
 - a. ☒ Connection Charge: Yes
 - b. ☐ Easement(s):
 - c. ☒ Other: Right of Way permit required.

Service is subject to the applicants agreement to comply and perform to make such installation and/or connections to the standards, regulations, requirements and conditions of this District and such other agency or agencies having jurisdiction. This District is not representing that its facilities will be extended or otherwise modified to make such service available to the applicant. It is the responsibility of the applicant to make any required extension of facilities to serve their property.

I hereby certify that the above sewer purveyor information is true. This certification shall be valid for one year from date of signature.

SOOS CREEK WATER & SEWER DISTRICT
Agency Name

Development Coordinator
Title

Lynn Ramsey
Signatory Name

5/2/2011
Date

Lynn Ramsey
Signature

5/2/2011
Date

EXHIBIT 8

SOOS CREEK WATER AND SEWER DISTRICT CERTIFICATE OF WATER AVAILABILITY

Type: Short Subdivision

Applicant's Name: Doris Chen

Proposed Use: Building 1 Single Family Residence on new tax lot

Location: Lot: 6 Block: 3 Development: CASCADE HILLS 3

Parcel: 142350 0330 Address: 12103 SE 161ST ST, RENTON

Information: Existing Single Family Residence

WATER PURVEYOR INFORMATION

1. a ☒ Water will be provided by service connection only to an existing 4" inch DI water main, 30 feet from the site.

And/Other

- b ☐ Water service will require an improvement to the water system of:

2. a ☒ The water system is in conformance with a County approved water comprehensive plan.

- b ☐ The water system improvement will require a water comprehensive plan amendment.

3. a ☒ The proposed project is within the corporate limits of the district, or has been granted Boundary Review Board approval for extension of service outside the district or city, or is within the County approved service area of a private water purveyor.

- b ☐ Annexation or Boundary Review Board approval will be necessary to provide service.

4. a ☒ Water is or will be available at the rate of flow and duration indicated below at no less than 20 psi measured at the nearest fire hydrant 160 feet from the building/property (or as marked on the attached map):

Rate of Flow: 1,000 gpm

Duration: 2 hours

- b ☐ Water system is not capable of providing fire flow.

5. Service is subject to the following:

- a ☒ Connection Charge: Yes

- b ☐ Easement(s):

- c ☐ Other:

Cross Connection Control devices must be in conformance with state laws.

Service is subject to the applicants agreement to comply and perform to make such installation and/or connections to the standards, regulations, requirements and conditions of this District and such other agency or agencies having jurisdiction. This District is not representing that its facilities will be extended or otherwise modified to make such service available to the applicant. It is the responsibility of the applicant to make any required extension of facilities to serve their property.

I hereby certify that the above water purveyor information is true. This certification shall be valid for one year from date of signature.

SOOS CREEK WATER & SEWER DISTRICT

Agency Name

Development Coordinator

Title

Lynn Ramsey

5/2/2011

Signatory Name

Date

Lynn Ramsey 5/2/2011
Signature Date

EXHIBIT 9

June 14, 2011

To Gerald Wasser

Concerning project location: 12103 SE 161st Street, Renton, WA

Project Name/Number: Epic Property Short Plat / LUA11-035, SHPL-A

From Kenneth L. Shurtz & Gloria A. Lambert

Owners of: 12111 SE 161st Street, Renton, WA

Property is next door to project number above.

Gerald

My husband and I own the house and property at 12111 SE 161st in Renton. Our house and property is next door, directly east of this land set for tentative development. We share the fence line.

We are adamantly opposed to an 8 dwelling structure being built on this property next door. Cascade Vista is an old neighborhood. Some starter homes, and others who are still the original owners reside here. It is so invasive to target this area with multi-family dwellings. Not only will it lower our property values, but to crowd an 8 dwelling structure on to this to be divided lot, will place us in the shadow of overcrowding, noise, and take from us the quiet we have known and our renters at this location now know.

My guess is that this is low income housing, which if so, the Notice placed at this sight does not indicate. Why the City of Renton would target the Cascade Vista neighborhood for multi-dwelling units angers me. Leave the home owners alone to continue to have pride in home ownership. We purchased our homes in a neighborhood of other home owners. Apartments, Condo's, low income dwellings have their place. Please don't let this happen in our neighborhood. Keep Cascade Vista the humble neighborhood that we bought into and want to keep.

Gloria Lambert & Kenneth Shurtz
Owners of 12111 SE 161st Street
Renton, WA 98055

Current residence:
1717 Kennewick Court SE
Renton, WA 98055
425-228-4722

City of Renton
Planning Division

JUN 25 2011

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